

**ORDINANCE NO. 2**  
**SERIES 2000**

**AN ORDINANCE CHANGING THE ZONING DISTRICT CLASSIFICATION OF LOTS 20 THROUGH 24, BOTH INCLUSIVE, BLOCK 14, ACCORDING TO THE OFFICIAL AMENDED PLAT OF TOWN OF WEST GUNNISON, BEARING RECEPTION NO. 17078, TOGETHER WITH THE NORTH HALF OF THE ALLEY RUNNING EAST AND WEST BETWEEN LOTS 20 THROUGH 24, BOTH INCLUSIVE, ON THE NORTH, AND LOT 19 ON THE SOUTH, IN SAID BLOCK 14, WEST GUNNISON, CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO, FROM C (COMMERCIAL DISTRICT) TO B-1 (PROFESSIONAL BUSINESS DISTRICT) AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GUNNISON, COLORADO.**

**WHEREAS**, Robert W. Lowe, as owner of the property hereinafter described, has filed an application with the City of Gunnison, Colorado, seeking a change of zoning of said real property; and

**WHEREAS**, the Planning and Zoning Commission of the City of Gunnison, Colorado, held a public hearing on said application pursuant to notice published in accordance with the City Code of the City of Gunnison, Colorado, on December 8, 1999; and

**WHEREAS**, the Planning and Zoning Commission of the City of Gunnison, Colorado, recommended to the City Council the approval of the requested change of zoning by recommendation adopted December 8, 1999; and

**WHEREAS**, the City Council of the City of Gunnison, Colorado, held a public hearing on the requested change of zoning on January 11, 2000.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, ORDAINS:**

Section 1. Based upon the application seeking rezoning of the property hereinafter described, the evidence presented to the City Council during the public hearing on the application seeking rezoning of the property hereinafter described, and further, based upon the recommendation of the Planning and Zoning Commission of the City of Gunnison, Colorado, the City Council hereby finds as follows:

- a. That the proposed change in zoning complies with the 1994 City of Gunnison Master Plan, in that it designates the property for commercial uses and does not distinguish among C (Commercial District), CBD (Central Business District), or B-1 (Professional Business District) zoning in that they all may contain commercial uses.
- b. That the existing use of the property for single family residential use is a permitted use in the requested B-1 (Professional Business District).
- c. That B-1 (Professional Business District) is appropriate as a transition from C (Commercial District) to B-1 (Professional Business District) zoned areas adjacent to the property to the north.
- d. That no objection to the requested change of zoning was voiced at any of the public hearings held hereon.

Section 2. Based on the foregoing findings of the City Council of the City of Gunnison, Colorado, the City Council hereby determines that the rezoning of the property hereinafter described is in the best interest of the City of Gunnison, Colorado, and its citizens.

Section 3. The zoning classification of the real property described as Lots 20 through 24, both inclusive, Block 14, according to the official AMENDED plat of TOWN OF WEST GUNNISON, bearing Reception No. 17078, together with the north half of the alley running east and west between Lots 20 through 24, both inclusive, on the north, and Lot 19 on the south, in said Block 14, WEST GUNNISON, City of Gunnison, County of Gunnison, State of Colorado, is hereby changed from C (Commercial District) to B-1 (Professional Business District).

Section 4. The official zoning map of the City of Gunnison, Colorado, shall be amended to reflect the change in the zoning district classification of the property.

**INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED** this 14<sup>th</sup> day of March, 2000, on first reading, and introduced, read, and was adopted on second and final reading this 28th day of March, 2000.

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Mayor

ATTEST:

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City Clerk